



Agenda

Planning and Zoning Commission

July 16, 2013

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Doug Schrade
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - June 18, 2013
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Carl Darden, Agent, to rezone 0.81 acres located along the northern right-of-way of Stantonsburg Road and 500+/- feet east of the intersection of Stantonsburg Road and Allen Road from Medical-Residential (MR) to Medical-Office (MO).

TEXT AMENDMENTS

- 2. Ordinance to amend the Zoning Ordinance by adding rear yard parking standards specific to the University Neighborhood Revitalization Initiative (UNRI) Overlay District.

- VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION

June 18, 2013

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Godfrey Bell –Chair-*

Mr. Tony Parker - *	Ms. Shelly Basnight – *
Mr. Hap Maxwell – *	Ms. Ann Bellis – *
Ms. Linda Rich - *	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz –*
Ms. Wanda Harrington-X	Mr. Torico Griffin -*
Dr. Kevin Burton- *	

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Maxwell, Parker, Bellis, Rich, Smith, Basnight, Schrade, Weitz

PLANNING STAFF: Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Merrill Flood, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Smith, seconded by Ms Basnight, to accept the May 21 2013 minutes as presented. Motion carried unanimously.

OLD BUSINESS

LAND USE PLAN MAP AMENDMENT

ORDINANCE REQUESTED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY TO INDUSTRY (I) AND CONSERVATION/OPENSOURCE (COS) CATEGORIES FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD CONTAINING 31 ACRES.

Chairman Bell stated that the applicant requested to withdraw the request.

Mr. Parker made a motion to accept the withdrawal, seconded by Mr. Smith. Motion carried unanimously.

NEW BUSINESS
REZONING

ORDINANCE REQUESTED BY PITT COUNTY MEMORIAL HOSPITAL, INCORPORATED TO REZONE 7.2 ACRES LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF THE INTERSECTION OF STANTONSBURG ROAD AND MOYE BOULEVARD FROM MEDICAL-SUPPORT (MS) AND MEDICAL-HEAVY COMMERCIAL (MCH) TO MEDICAL-INSTITUTIONAL (MI).

Ms Chantae Gooby, Planner II, delineated the property. The property is located centrally in the city. The proposed rezoning would not generate any additional traffic than the current zoning. Moye Boulevard was redesigned so it bisects the properties. The requested rezoning will make the zoning match property lines. The MS and MI zonings have similar uses. The Future Land Use Plan Map recommends medical core (MC). The proposed zoning is part of the medical core designation. There is a small portion of conservation/open space (COS) that will be resolved at the time of development. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan and the Medical District Land Use Plan Update.

Ms Bellis asked if the property is currently parking lot.

Ms Gooby replied yes.

Ms Bellis asked what the development plans are.

Ms Gooby stated that the applicant was present to answer questions.

Chairman Bell opened the public hearing.

Ms Michelle Clemmons, applicant representative, spoke in favor of the application. She stated that the plans include a cancer center adjacent to the heart center. It will be a mirror image of the heart center. The building will go onto the small tract that is being rezoned.

Ms Bellis asked if Moye Boulevard would be closed.

Ms Clemmons stated that Moye Boulevard will remain as is. The construction will impact the Hospital Loop Road.

No one spoke in opposition to the request.

Chairman Bell closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Smith, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other

applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

OTHER ITEMS OF BUSINESS

ELECTION OF OFFICERS

Chairman Bell opened the floor for chairman nominations.

Ms Rich nominated Ms Shelley Basnight.

No other nominations were made and Chairman Bell closed the nominations. Ms Basnight was unanimously elected Chairman.

Chairman Bell opened the floor for vice-chairman nominations.

Mr. Schrade nominated Mr. Tony Parker.

No other nominations were made and Chairman Bell closed the nominations. Mr. Parker was unanimously elected Vice-Chairman.

ANNOUNCEMENTS

Chairman Bell stated that he enjoyed his eight-year reign as a member and chair of the Planning and Zoning Commission. He gave the Planning staff accolades for their work and presentations and thanked the board for their support.

With no further business, motion made by Ms Rich, seconded by Mr. Schrade, to adjourn. Motion passed unanimously. Meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 7/16/2013
Time: 6:30 PM

Title of Item: Ordinance requested by Carl Darden, Agent, to rezone 0.81 acres located along the northern right-of-way of Stantonsburg Road and 500+/- feet east of the intersection of Stantonsburg Road and Allen Road from Medical-Residential (MR) to Medical-Office (MO).

Explanation: **Abstract:** The City has received a request from Carl Darden, Agent, to rezone 0.81 acres located along the northern right-of-way of Stantonsburg Road and 500+/- feet east of the intersection of Stantonsburg Road and Allen Road from Medical-Residential (MR) to Medical-Office (MO).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on July 1, 2013.

On-site sign(s) posted on July 1, 2013.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject site is located in Vision Area F and in the recognized Medical District.

Management Actions for Vision Area F:

F6. Strengthen/support the medical district plan.

Stantonsburg Road is considered a gateway corridor. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

The Future Land Use Plan Map recommends office/institutional/multi-family

(OIMF) at the northeast corner of the intersection of Stantonsburg Road and Allen Road.

Thoroughfare/Traffic Report Summary (PWD- Engineering Division):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 282 trips to and from the site on Stantonsburg Road, which is a net increase of 196 additional trips per day and represents an increase which is less than 1%.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 1972, the subject property were incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). In 1986, as part of the adoption of the Medical District Zoning, the property was rezoned to MD-5, which was later re-named to Medical-Residential.

Present Land Use:

One (1) single-family residence and one (1) vacant lot.

Water/Sewer:

Water is available along Stantonsburg Road and sanitary sewer is available at the intersection of Stantonsburg Road and Bethesda Road.

Historic Sites:

There are no known effects on designated site.

Environmental Conditions/Constraints:

There are no known effects on the designated site.

Surrounding Land Uses and Zoning:

North: MO - Vidant Wellness Center
South: MO - Vidant Health Surgicenter and a vacant parcel
East: MO - Vidant Wellness Center
West: MO - Cornerstone Missionary Baptist Church

Density Estimates:

Under the current zoning (MR), staff would anticipate the site to yield no more than 13 multi-family units (1, 2 and 3 bedrooms).

Under the proposed zoning (MO), staff would anticipate the site to yield 7,762

square feet of medical office space.

The anticipated build-out is 1-2 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map, and the Medical District Land Use Plan Update (12/20/07).

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

- [📄 Location Map](#)
- [📄 Survey](#)
- [📄 Bufferyard and Vegetation Standards and Residential Density](#)
- [📄 Traffic Report](#)
- [📄 List of Uses for MR to MO 900329](#)

EXISTING ZONING

MR (Medical-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

*(7) Office/ Financial/ Medical: * None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories): None*

MR (Medical-Residential)

Special Uses

- (1) General:* None*

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- b. Home occupations; excluding barber and beauty shops
- d. Home occupations; excluding manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

(15) Other Activities (not otherwise listed - all categories). None*

PROPOSED ZONING

MO (Medical-Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- n. Auditorium
- r. Art gallery
- u. Art studio including art and supply sales
- ee. Hospital
- ii. Wellness center; indoor and outdoor facilities

(9) Repair: None*

(10) Retail Trade:

- d. Pharmacy
- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

Special Uses

MO (Medical-Office)

(1) *General*:* None

(2) *Residential*:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) *Home Occupations (see all categories)*:* None

(4) *Governmental*:

a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

s. Athletic club; indoor only

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

a. Child day care facilities

b. Adult day care facilities

e. Barber or beauty shop

f. Manicure, pedicure or facial salon

j. College and other institutions of higher learning

l. Convention center; private

s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

s.(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

hh. Exercise and weight loss studios; indoor only

ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]

jj. Health services not otherwise listed

(9) *Repair*:* None

(10) *Retail Trade*:

f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]

h. Restaurant; conventional

i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]

j. Restaurant; regulated outdoor activities

k. Medical supply sales and rental of medically related products including uniforms and related accessories.

t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

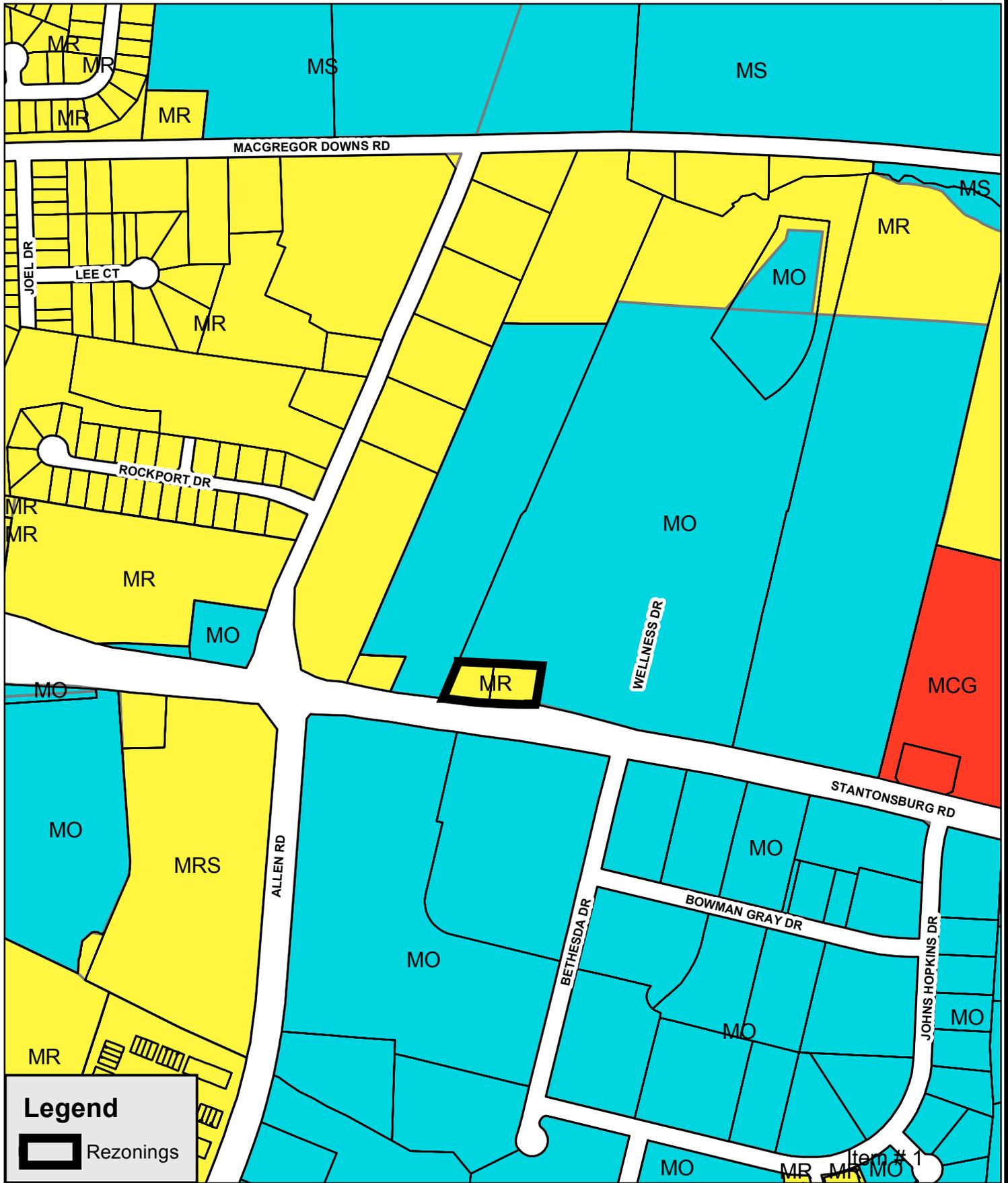
(12) *Construction*:* None

(13) *Transportation*: * None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*: * None

Carl Darden, Agent
From: MR to MO
0.81 acres
June 20, 2013



Legend

Rezoning

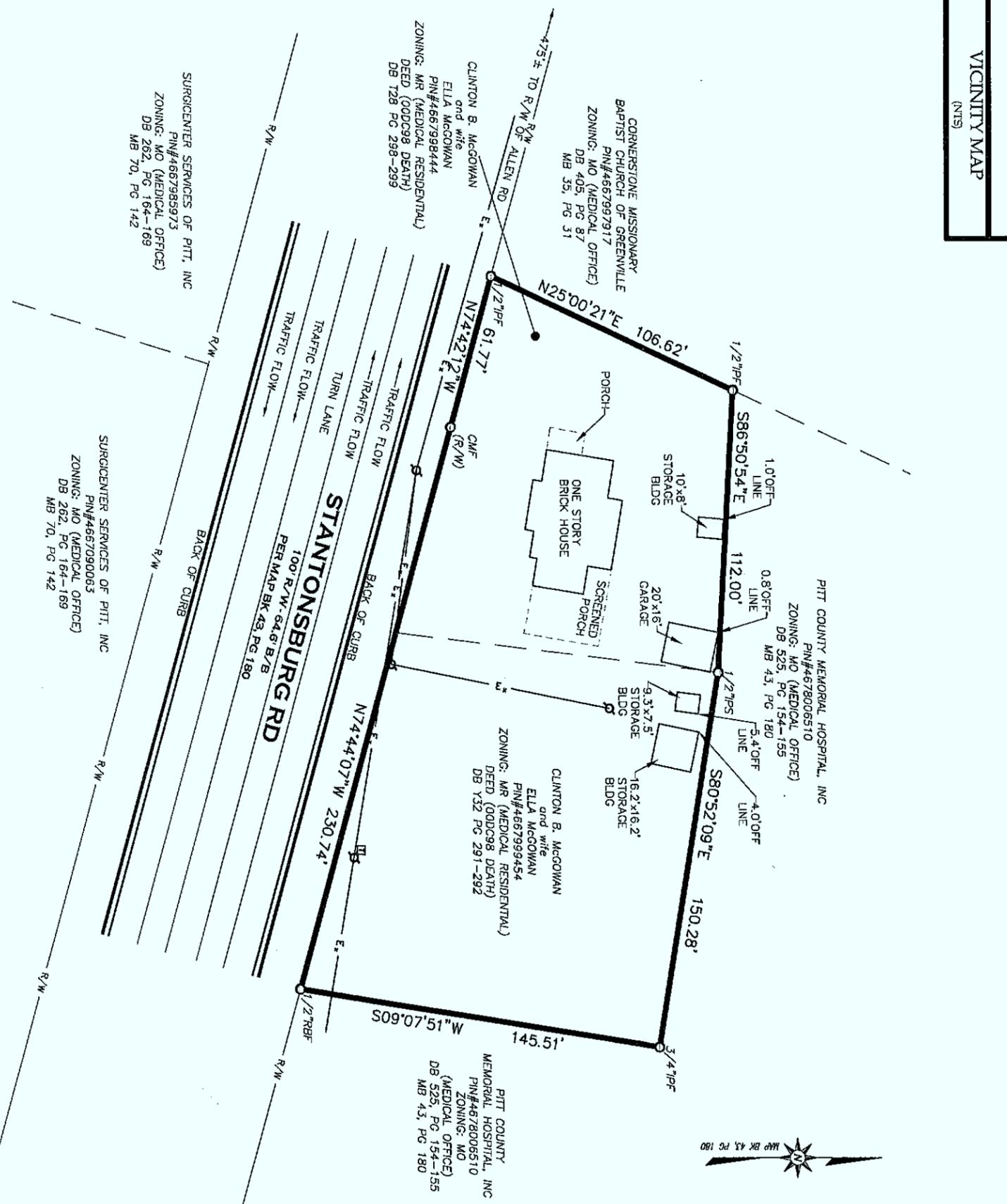
Item # 1



VICINITY MAP
(NTS)

- NOTES - GENERAL**
- LEGAL REFERENCE: see map
 - Property Address is 2650 Stantonburg Rd, Greenville, NC 27834
 - Pitt County Parcel Frn: see map
 - No determination has been made by the Surveyor as to the following:
 - Wetlands
 - Underground Utilities
 - Underground Storage Facilities
 - Crosses, Cemeteries or Burial Grounds
 - All distances are Chord distances, unless noted otherwise.
 - Zoned MR (Medical Residential)
 - Requested Zone: MO (Medical Office)
 - AREA=35,288 SF, 0.81 AC
 - No NCCS Monument within 2000 feet.

- LEGEND**
- Lines Surveyed
 - Lines Not Surveyed
 - Property Corner
 - Iron Pipe Found
 - Iron Pipe Set
 - Rebar Found
 - Concrete Monument Found
 - Exist. Telephone Pad
 - Exist. Overhead Power
 - Exist. Right-of-Way
 - Deed Book
 - Map Book
 - Page Number

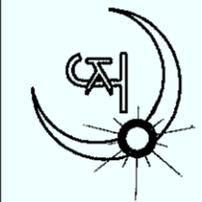


PROFESSIONAL LAND SURVEYOR
MICHAEL L. KEENEY
 No. L - 3335 Certify:
 I, Michael L. Keeny, Professional Land Surveyor
 THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL(S) OF LAND:
 PROFESSIONAL LAND SURVEYOR

I, Michael L. Keeny, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book SEE MAP page SEE MAP, etc.) (other): that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE MAP page SEE MAP; that the ratio of precision as calculated is 1: 10,000; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 28 day of July, A. D. 2013

REZONING MAP FOR PROPERTY OF
CARL DARDEN, AGENT

2650 STANTONSBURG RD - GREENVILLE NC 27834



JONER KEENEY, PLLC
 LAND PLANNING & SURVEYING
 1051 N. WINSTEAD AVE.
 P.O. BOX 7533
 ROCKY MOUNT, N.C. 27804
 NORTH CAROLINA FIRM
 LICENSE NUMBER P-0551
 (252) 977-3124 VOICE
 (252) 995-8028 FAX

DRAWN BY: DLK	DATE: 5/15/2013
Scale: 1" = 50'	DWG: MCGOWAN LOT1.DWG
JOB NR: 130035A	

04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

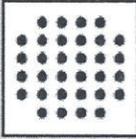
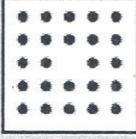
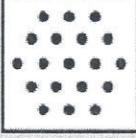
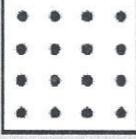
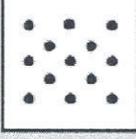
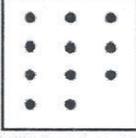
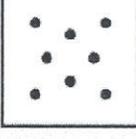
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 13-05

Applicant: Carl Darden, Agent

Property Information

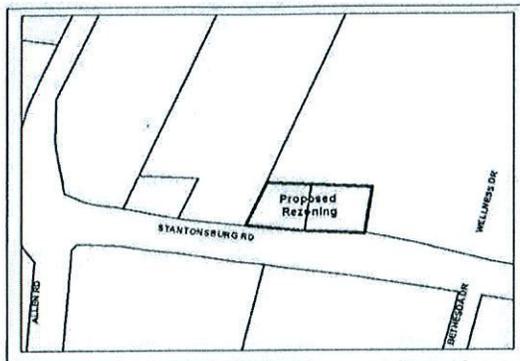
Current Zoning: MR (Medical-Residential)

Proposed Zoning: MO (Medical-Office)

Current Acreage: 0.81 acres

Location: Stantonsburg Rd, east of Allen Rd

Points of Access: Stantonsburg Road



Location Map

Transportation Background Information

1.) Stantonsburg Rd- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb & gutter	5-lane curb & gutter, widened outside lanes, sidewalks
Right of way width (ft)	100	100
Speed Limit (mph)	45	
Current ADT:	30,775 (*)	Ultimate Design ADT: 33,500 vehicles/day (**)
Design ADT:	33,500 vehicles/day (**)	
Controlled Access	No	

Thoroughfare Plan Status: Major Thoroughfare

Other Information: There are no sidewalks along Stantonsburg Rd that service this property.

- Notes: (*) 2010 NCDOT count adjusted with a 2% growth rate
 (**) Traffic volume based on operating Level of Service D for existing geometric conditions
 ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No planned projects.

Trips generated by proposed use/change

Current Zoning: 86 -vehicle trips/day (*) Proposed Zoning: 282 -vehicle trips/day (*)

Estimated Net Change: increase of 196 vehicle trips/day (assumes full-build out)
 (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Stantonsburg Rd are as follows:

1.) Stantonsburg Rd , East of Site (70%):	“No build” ADT of 30,775
Estimated ADT with Proposed Zoning (full build) –	30,972
Estimated ADT with Current Zoning (full build) –	30,835
Net ADT change =	137 (<1% increase)

Case No: 13-05

Applicant: Carl Darden, Agent

2.) Stantonsburg Rd , West of Site (30%):

"No build" ADT of 30,775

Estimated ADT with Proposed Zoning (full build) – 30,860

Estimated ADT with Current Zoning (full build) – 30,801

Net ADT change = 59 (<1% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 282 trips to and from the site on Stantonsburg Rd, which is a net increase of 196 additional trips per day, and represents an increase which is less than 1%.

During the review process, measures to mitigate traffic impacts will be determined.



City of Greenville, North Carolina

Meeting Date: 7/16/2013
Time: 6:30 PM

Title of Item: Ordinance to amend the Zoning Ordinance by adding rear yard parking standards specific to the University Neighborhood Revitalization Initiative (UNRI) Overlay District.

Explanation: **Abstract:** At the March 19, 2013, meeting of the University Neighborhood Revitalization Initiative (UNRI) Committee, the committee approved recommendations to City Council to develop rear yard parking standards for vehicle parking in rear yards of residential structures located in the overlay district and to make on-street parking within the overlay district controlled access for residents only.

City Council at their April 11, 2013 meeting voted to move forward with ordinance creation and directed staff to hold a public input meeting concerning parking changes in the UNRI Overlay District.

Explanation: The UNRI Committee was appointed by City Council following the establishment of the University Neighborhood Revitalization Initiative and overlay district. Objectives established by City Council for the UNRI Committee include the following:

- a. Establish a temporary citizen working group for a period of up to 12 months, composed of 2 appointees each by City officials elected by the district (district council person, at-large council person, and mayor) to assist in implementation of items described below and further define and execute additional revitalization efforts in the overlay district.
- b. Pursue funding sources to establish favorable terms and low interest loans and grants for revitalization of properties for citizens in the overlay district with the goal of encouraging transition/upfit over a period to owner occupied homes.
- c. Pursue a parking permit plan for the overlay district which includes permits by right to all legal residents and/or employees in the overlay district with valid driver's licenses as well as a set number of available permits for purchase to East

Carolina University students, staff and faculty. Funds generated will be dedicated to increased code enforcement, trash collection, lighting, security and marketing of best practices for the overlay district.

d. Launch an active community watch program joining together residents, law enforcement, neighborhood and university groups in the overlay district.

e. Attach unpaid code violation fees to property tax bills of property owners.

The committee has been meeting since December of 2012 and has been actively evaluating all of the established work items. In consideration of the complexities of parking issues, the committee has spent considerable time analyzing parking to develop programs that will ease some of the parking issues within the overlay district.

During the March 19, 2013, meeting of the UNRI Committee, two parking related items were recommended by the committee to City Council for consideration and are listed below:

Item #1. Develop standards that will establish rear yard surface and screening parking standards for dwellings in the overlay district. Suggested standards would limit the number of vehicles on site to four (4), require parking to be on an improved surface and with property screening. Currently there are no standards and the committee felt this would improve the visual appearance of structures within the overlay district.

Item #2. Establish the on-street parking areas within the overlay district as an area for controlled residential parking for residents of the overlay district only.

After evaluation, the committee felt that limiting on-street parking to residents within the overlay district only would improve parking for the residents of the area. It is the desire of the committee that efforts to make the change be timed such that needed changes take place in order to implement the new parking restrictions by the beginning of the fall 2013 semester.

These parking items were recommended to City Council by a 5-1 vote of the UNRI Committee.

City Council at their April 11, 2013, meeting voted to move forward with ordinance creation and directed staff to do so and to hold a public input meeting concerning parking changes for the UNRI Overlay District.

A public input meeting was held on April 29, 2013 to inform citizens of proposed parking changes in the UNRI Overlay District and to receive comments concerning potential changes.

Item #2 (on-street parking standards) was adopted by City Council on June 13, 2013.

Item #1 (rear yard parking standards) is up for action tonight and consists of the

following language:

- a. Single family dwellings and two family attached dwelling units shall be limited to the parking and/or storage of four vehicles, boats, trailers, campers and the like total per site. This requirement is not intended to limit the occasional parking of guest.
- b. Screening of the rear yard shall be required when rear yard parking and/or rear yard storage of vehicles, boats, trailers, campers and the like is utilized and is visible from adjoining properties on the side and rear of the subject lot.
- c. Screening requirements can be satisfied by either a fence at least six (6) feet in height that creates a complete visual barrier from adjoining properties or with evergreen vegetative materials that are three (3) feet in height at the time of planting and will reach a height of six (6) feet and create a complete visual barrier from adjoining properties within two (2) years of planting.
- d. Rear yard parking areas shall be connected to the front and/or side yard parking areas by a driveway constructed of an all-weather material such as asphalt, concrete, brick, CABC or other materials approved by the City engineer.
- e. Rear yard parking areas shall be contained and delineated by a barrier at least six (6) inches in height.
- f. Notwithstanding the provisions related to nonconforming situations contained in Article C of this chapter, the requirements contained herein shall be applicable to all existing and future required or proposed parking areas.
- g. Exemption standards found in Section 9-4-248 (B) shall not apply to rear yard parking areas in the University Neighborhood Revitalization Initiative Overlay District.

Because the majority of the College View Historic District is located within the UNRI Overlay District the proposed standards were reviewed by the Historic Preservation Commission on June 23, 2013 . The Commission noted the following language from their design guidelines, "it is not appropriate to create large off-street parking areas encompassing so much of the rear yard that the residential character of the site is lost" as their major comment concerning the standards.

This zoning ordinance amendment has been evaluated by the various departments of the City responsible for implementation and administration of the recommended action.

Fiscal Note: No fiscal impact is anticipated.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with **Horizons: Greenville's Community Plan**.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed text amendment, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

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